



GLOSSARY OF TERMS AND DEVELOPMENT CONCEPTS

The following pages provide a comprehensive list of terms and phrases used throughout this plan and other community planning documents. The list provides a brief description for each term or phrase shown.

Accessory Dwelling Unit (ADU) -A self-contained housing unit incorporated within a single-family dwelling (not within accessory structures, except with a Special Permit) that is clearly a subordinate part of the single-family dwelling.

Adaptive Reuse or Adaptive Use - The redevelopment of existing older or abandoned structures for new development opportunities. These activities provide for the revitalization and redevelopment of older urban areas by providing new uses for existing structures. (e.g., residential loft units in former warehouse buildings).

Adequate Public Facilities Ordinances (APFO) - Adequate public facilities ordinances prevent new construction until municipal services, including water, sewer, roads, and schools, are available to serve that development.

Agricultural Districts/Preservation Areas -Areas designed to keep land in agriculture that are legally recognized. Landowners may voluntarily enroll in programs and may receive special benefits and protection from regulation.

Agricultural Zoning -Agricultural zoning, including forestry zoning, restricts land uses to farming and livestock, other kinds of open-space activities and limited home building. It is sometimes used in tandem with urban growth restrictions.

Alleys - Service easements running behind or between rows of houses. Alleys provide access to utilities and sanitation, garages, backyards and accessory units.

Annexation - A change in existing community boundaries resulting from the incorporation of additional land.

Aquifer -A water-bearing geologic formation. The source of ground water for drinking and irrigation.

Big Box Retailer - Large, stand-alone discount stores, such as Wal-Mart and Office Depot

Biodiversity - The grand diversity of life on Earth and all the interconnections that support these myriad forms of life; includes variety of life at the genetic, species and ecosystem levels.

Bioretention System -The bioretention system (also referred to as a “rain garden” or a “biofilter”) is a stormwater management practice to manage and treat stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. The method combines physical filtering and adsorption with bio-geochemical processes to remove pollutants. The system consists of an inflow component, a pretreatment element, an overflow structure, a shallow ponding area (less than 9” deep), a surface organic layer of mulch, a planting soil bed, plant materials, and an underdrain system to convey treated runoff to a downstream facility.

Blight - Physical and economic conditions within an area that cause a reduction of or lack of proper utilization of that area. A blighted area is one that has deteriorated or has been arrested in its development by physical, economic, or social forces.

BMP (Best Management Practice) – refers to the practice considered most effective to achieve a specific desired result for protection of water, air and land and to control the release of toxins.

Board of Zoning Appeals - A group appointed by the local legislative body to consider minor zoning adjustments, such as conditional use permits and variances. It is empowered to conduct public hearings and to impose conditions of approval.

Brownfields -Sites that are underutilized or not in active use, on land that is either contaminated or perceived as contaminated.

Buffer Zone - A strip of land created to separate and protect one type of land use from another.

Built Environment -The urban environment consisting of buildings, roads, fixtures, parks, and all other improvements that form the physical character of a city.

Bus lanes - A lane on a street or highway reserved primarily, or exclusively, for buses.

Bus rapid transit (BRT) - BRT combines the quality of rail transit and the flexibility of buses. It can operate on bus lanes, HOV lanes, expressways or ordinary streets.

Business Improvement District (BID) -A public/private sector partnership in which property and business owners of a defined area elect to make a collective contribution to the maintenance, development and marketing/promotion of their commercial district.

Capital Facilities (Infrastructure) - Public facilities characterized by a one-time cost, a useful life generally exceeding five years, significant and construction costs and long-term financing requirements. Land acquisition, site preparation, development planning, and engineering

Central Business District (CBD) -The downtown retail trade and commercial area of a city or town, or an area of very high land valuation, traffic flow, and concentration of retail business offices, theaters, hotels and services.

Cluster Development -A pattern of development in which industrial and commercial facilities and homes are grouped together on parcels of land in order to leave parts of the land undeveloped. Cluster development is often used in areas that require large lot sizes, and typically involves density transfer. Zoning ordinances permit cluster development by allowing smaller lot sizes when part of the land is left as open space.

Commercial - Land use that is primarily for businesses, which may include shopping, restaurants, gas stations, etc.

Community Services - Services provided to citizens by a local government that may include police, fire, hospital, schools, trash removal, water treatment, recycling, etc. These services are paid for by local taxes and user fees.

Commuter Rail - Train service that

Conservation Subdivisions

Conservation subdivisions (also called cluster subdivisions) are an alternative to conventional residential lot designs. Designers identify land resources (e.g. scenic views, steep slopes, riparian areas, etc.) worthy of conservation, then design development in a way that respects and preserves the resources identified.

Conservation subdivisions make development in Greenfield, or undeveloped, areas much more sustainable since open space is protected. By clustering homes, future households are accommodated more efficiently on less developed land.

A chief component of the conservation subdivision is that the developer can develop the same number of lots with conservation subdivisions as he can with conventional subdivisions. The difference is that conservation subdivisions allow the development to occur with much smaller lots that are clustered in order to preserve the areas for open space.

Conservation subdivisions can be residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland.

Conservation subdivisions contrast with conventional subdivisions in which nearly the entire parcel is subdivided into house lots and streets. Conventional subdivisions provide few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.



Alternatives for rural area (top) with equal residential and commercial square footage with conventional large-lot rural zoning regulations (center) and with conservation subdivision regulations (bottom).

Source: Center for Rural Mass.

takes suburban commuters to jobs close in and back again

Compact Building Design - The act of constructing buildings vertically rather than horizontally, configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. Compact building design reduces the footprint of new construction, thus preserving greenspace to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into our streams, rivers and lakes.

Conservation Areas -Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest.

Conservation Development -Consideration of landscape history, human culture, topography, and ecological values in subdivision design. Using cluster housing, zoning, covenants, and other design features, at least half of a subdivision can be preserved as open space, farmland, or natural areas.

Conservation Easements -Conservation easements are voluntary, legally binding agreements for landowners that limit parcels of land or pieces of property to certain uses. Land under conservation easements remains privately owned, and most easements are permanent.

Conservation Subdivision – See Conservation Development.

Context Sensitive Design (CSD) -A collaborative, interdisciplinary approach that involves all stakeholders to develop a facility that fits its physical setting and preserves scenic, aesthetic, historic, and environmental resources. CSD is an approach that considers the total context within which a project will exist.

Deed Restriction -A legally binding restriction on the use, activity, and/or limitation of property rights, recorded at the registry of deeds.

Density Bonus -Allows developers to build in specified areas densities that are higher than normally allowed.

Density -The average number of people, families, or housing units on one unit of land. Density is also expressed as dwelling units per acre.

Design Flexibility - Allows for flexibility in parking and open space designations, setbacks and height limitations in order to facilitate the production of a range of affordable housing types.

Design Standards -Design standards or guidelines can serve as a community's desire to control its appearance, from within and without, through a series of standards that govern site planning policies, densities, building heights, traffic and lighting.

Development Fees - Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are -(1) impact fees (such as parkland acquisition fees, school facilities fees, or street

construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

Development Rights -Development rights give property owners the right to develop land in ways that comply with local land use regulation.

Disinvestment - The withdrawal of taxes, capital, jobs and other resources from a community.

Down-zoning - A change in zoning classification to less intensive use and/or development.

Ecosystem services - The natural processes within an ecosystem that cycle nutrients through the system, convert and disperse energy, purify water and generate air

Ecosystem -The species and natural communities of a specific location interacting with one another and with the physical environment.

Eminent Domain - The legal right of government to take private property for public use provided the owner is offered just compensation for the taking of property.

Endangered -Species that are in danger of extinction. It also is a category that denotes protection under federal law (Endangered Species Act).

EPA (Environmental Protection Agency) - The federal body charged with responsibility for natural resource protection and oversight of the release of toxins and other threats to the environment.

ERI (Environmental Resource Inventory) - A listing and description of natural resources and general environmental characteristics of a given geographic area.

Estuary - A water body where salt and fresh water meet resulting in brackish water. These areas usually have associated marshlands and are critical nursery and feeding habitat for a variety of marine species.

Eutrophication - The natural aging process of water bodies, by siltation and organic decomposition, which reduces both water volume and oxygen levels. Surface run-off or airborne deposition of nitrogen and phosphorus accelerate this.

Exotic Species - A species that has invaded an ecosystem in which it does not normally occur, usually through accidental (or intentional) human introduction

Fenestration - General term used to denote the pattern or arrangement of openings, ie, windows and doors, etc, in a façade

Fiscal Impact Analysis - The analysis of the estimated taxes that a development project would generate in

comparison to the cost of providing municipal services required by that project.

Flexible Routes - Routes that will provide curb-to-curb service within a defined corridor, generally within 1/2 to 1 mile of the route.

Flood Hazard Area -Total stream and adjacent area periodically covered by overflow from the stream channel containing 1) the floodway which is the channel itself and portions of the immediately adjacent overbank that carry the major portion of flood flow, and 2) the flood fringe beyond it which is inundated to a lesser degree.

Flood Plain -Nearly level area adjacent to a water body, subject to inundation under heavy rain or blockage conditions (overflow area).

Floor Area Ratio (FAR) -A measure of development intensity. FAR is the ratio of the amount of floor area of a building to the amount of area of its site. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.

Genetic diversity - A variation in the inherited characteristics (such as coloration and height) of individuals within and between populations of a species.

GIS (Graphic Information Systems) -GIS technology is used to develop maps that depict resources or features such as soil types, population densities, land uses, transportation corridors, waterways, etc. GIS computer programs link features commonly seen on maps (such as roads, town boundaries, water bodies) with related information not usually presented on maps, such as type of road surface, population, type of agriculture, type of vegetation, or water quality information. A GIS is a unique information system in which individual observations can be spatially referenced to each other.

Green Infrastructure - A strategically planned and managed network of parks, greenways, conservation easements and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for communities and people.

Green Spaces and/or Open Spaces - Areas left relatively natural and undeveloped in urban and suburban settings, such as parks, bicycle and pedestrian trails and natural wildlife areas. Also includes the living environment of a species, that provides whatever that species needs for its survival, such as nutrients, water and living space

Greenfields -Newly developed commercial real estate on what was previously undeveloped open space.

GreenPrint -A strategic approach to integrating critical natural resource areas into community and regional plans.

Greenspace - Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state.

Greenway -A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

Groundwater -All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells.

Growth Management -A term that encompasses a whole range of policies designed to control, guide, or mitigate the effects of growth.

Habitat fragmentation - The division of large tracts of natural habitat into smaller, disjunct parcels.

Habitat -Living environment of a species, that provides whatever that species needs for its survival, such as nutrients, water and living space.

High density development overlay - Creates a new high-density overlay zoning to encourage the production of rental, workforce homeownership and special needs housing. Applies to locations with appropriate infrastructure and transportation, such as rezoned commercial properties or multi-family residential sites. The overlay zone would mandate minimum higher densities in special overlay and other zones in exchange for provision of a range of needed community housing.

High occupancy vehicle (HOV) lanes - A lane or lanes on a highway, freeway, separate right of way, or arterial street restricted for use by vehicles carrying more than one person.

Historic Area -An area or building in which historic events occurred, or one which has special value due to architectural or cultural features relating to the heritage of the community. Elements in historic areas have significance that necessitates preservation or conservation.

Housing Element - A comprehensive assessment of current and projected housing needs for all economic segments of the community. It sets forth local housing policies and programs to implement those policies.

Impact Fees - Costs imposed on new development to fund public facility improvements required by new development and ease fiscal burdens on localities.

Impact Fees or Taxes - Assessments levied on new development to help pay for construction of parks and the infrastructure (schools, roads, and other public facilities) needed to serve the new population; impact taxes differ from fees in that they allow assessments to be proportional to the size of the new house or business.

Impervious Surface - Any surface through which rainfall cannot pass or be effectively absorbed. (Roads, buildings, paved parking lots, sidewalks etc.)

Incentive Zoning - Provides for give and take compromise on zoning restrictions, allowing for more flexibility to provide environmental protection. Incentive zoning allows a developer to exceed a zoning ordinance's limitations if the developer agrees to fulfill conditions specified in the ordinance. The developer may be allowed to exceed height limits by a specified amount in exchange for providing open spaces or plazas adjacent to the building.

Inclusionary Zoning - A system that requires a minimum percentage of lower and moderate income housing to be provided in new developments.

Industrial - Land use that is primarily for businesses, such as warehouses, manufacturing plants, automobile service shops, etc.

Infill - Development that occurs on previously developed land within established communities.

Infill Development - Infill projects use vacant or underutilized land in previously developed areas for buildings, parking, and other uses.

Infrastructure - Water and sewer lines, roads, urban transit lines, schools and other public facilities needed to support developed areas.

Initial study - An analysis of a project's potential environmental effects and their relative significance. **Initiative** - A ballot measure which has been placed on the election ballot as a result of voter signatures and which addresses a legislative action.

Intermodal - Those issues or activities which involve or affect more than one mode of transportation, including transportation connections, choices, cooperation and

Greyfield Redevelopment

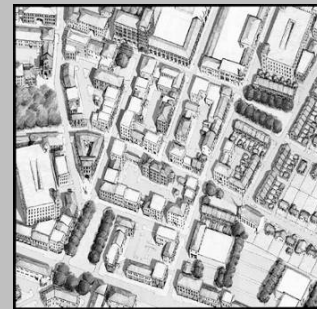
Today's American urban landscape is dotted with shopping malls which have become obsolete. These shopping centers, built primarily in the 1970's and 1980's, are dying due to various factors including differences in the market, changes in accessibility, and increased competition.

A new tool for design experts is to turn these fading centers, named 'greyfields' for the typically empty parking lots surrounding them, into thriving downtown communities. Greyfield revitalization efforts attempt to exchange afflicting influences with smart new growth that is both more environmentally friendly and establishes a strong sense of place.

Revitalization of greyfield sites often consists of major redevelopment rather than conventional regional retail or simple face-lifts. Design

initiatives are inspired by classic urban form and by classic urban form and characterized by attractive, walkable streets and high density. Many greyfield sites are more suitable to be converted into housing, retail, office, services, and public space rather than standard retail. In these cases mixed-use development becomes an attractive option.

The mixed-use development plan concept replaces an isolated big box store with large parking lot with traditional, urban design that places buildings close to the street, separated only by a sidewalk and landscaped strip. Parking is located in the rear or to the side of the commercial buildings in order to create a friendly pedestrian environment along each street. The design connects the development to the adjacent community's street grid with pedestrian-friendly streetscapes.



Eastgate Town Center, before (top) and proposed after (bottom) in Chattanooga, Tennessee

Source: Dover Kohl & Partners

coordination of various modes. Also known as "multimodal."

Jitney - Privately-owned, small or medium-sized, vehicle usually operated on a fixed route but not on a fixed schedule.

Land Trusts -Nonprofit organizations interested in the protection of natural resources and historic areas. Activities include public education, purchase and coordination of conservation easements, and planning services.

Land Use -The manner in which a parcel of land is used or occupied.

Leapfrog Development - Development that occurs beyond the limits of existing development and creates areas of vacant land between areas of developed land.

Level of Service (LOS) - A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience and safety.

Light Rail - The modern version of a streetcar or tram. **Line-haul service** - A fixed-route bus system that operates on arterial streets or on toll ways or expressways.

Linkages - Features that promote the interconnectedness of neighborhoods, commercial and office areas, open space resources and public places, and provide convenient access between these different uses.

Live-work Unit - Buildings that offer the opportunity for individuals to live and work in the same structure. Units may be rental or condominium. Purchase of home and office may be accomplished through a single mortgage.

Location Efficient Mortgage -A lending program that allows homebuyers to borrow more money based on the transportation cost savings of living near mass transit.

Lot Area - Lot area is the total square footage of horizontal area included within the property lines.

Low Impact Development (LID) -An approach to environmentally friendly land use planning. It includes a suite of landscaping and design techniques that attempt to maintain the natural, pre-developed ability of a site to manage rainfall. LID techniques capture water on site, filter it through vegetation, and let it soak into the ground where it can recharge the local water table rather than being lost as surface runoff.

Master Plan -A statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long term physical development of the municipality.

Metropolitan Planning Organization (MPO) - The organization designated by local elected officials as being responsible for carrying out the urban transportation and other planning processes for an area.

Minimum Density Standards - Standards that establish minimum higher densities to ensure that existing land available for development is not underutilized.

Mitigation -Process or projects replacing lost or degraded resources, such as wetlands or habitat, at another location.

Mixed Use - Development that combines two or more of the types of development -residential, commercial, office, industrial or institutional.

Modal Split -A term that describes how many people use alternative forms of transportation. Frequently used to describe the percentage of people using private automobiles as opposed to the percentage using public transportation.

National Environmental Policy Act (NEPA) - A comprehensive federal law requiring analysis of the environmental impacts of federal actions such as the approval of grants; also requiring preparation of an Environmental Impact Statement (EIS) for every major federal action significantly affecting the quality of the human environment.

Neo-Traditional Development -A traditional neighborhood, where a mix of different types of residential and commercial developments form a tightly knit unit. Residents can walk or bike to more of the places they need to go and municipal services costs are lower due to the close proximity of residences. A more compact development also reduces the amount of rural land that must be converted to serve urban needs.

New Urbanism -Neighborhood design trend used to promote community and livability. Characteristics include narrow streets, wide sidewalks, porches, and homes located closer together than typical suburban designs.

NIMBY ("Not in My Backyard") - NIMBY is an acronym for the sentiment that exists among some people who do not want any type of change in their neighborhood.

Nodal Development - Nodal development concentrates mixed used development (such as commercial, office and higher density residential) to provide required densities and service to make transit affordable and to foster community hubs where daily services can be reached within walking distance.

Non-Point Source Pollution (NPS) - Pollution that cannot be identified as coming from a specific source and thus cannot be controlled through the issuing of permits. Storm water runoff and some deposits from the air fall into this category.

Nonporous Surface - A surface that water cannot permeate.

Open Space -Used to describe undeveloped land or land that is used for recreation, farmland as well as all natural habitats (forests, fields, wetlands etc.).

Overlay Districts -Zoning districts in which additional regulatory standards are superimposed on existing zoning. Overlay districts provide a method of placing special restrictions in addition to those required by basic zoning ordinances.

Overlay Zone - A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic preservation district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

Parcel Map - A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances.

Payment in Lieu of Taxes (PILOT) - Local property tax incentive arrangements offered through governmental agencies known as Industrial Development Boards ("IDBs"). Under PILOT arrangements, companies make payments to the local IDBs in lieu of payment of traditional real or personal property taxes. In Tennessee, property owned by local IDBs is exempt from property taxes.

Pedestrian-Friendly - A term used to describe streets or areas that are laid out in an interconnected network providing convenient and safe pedestrian access between important destinations. Areas that are pedestrian-friendly, are attractively landscaped, provide visual interest and a sense of security to encourage walking.

Planned Unit Development (PUD) - PUDs are areas that are planned and developed as one entity, by a single group. Planned unit developments usually include a variety of uses, including different housing types of varying densities, open space, and commercial uses. Project planning and density is calculated for the entire development rather than individual lots.

Planning Commission - A group of residents appointed by the City Council to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

Priority Funding Areas (PFA) - Programs to guide development into designated areas and away from conservation areas using infrastructure investments.

Public Spaces - Places that create community identity, foster social interaction and add community vitality. They may include major sites in central locations such as urban riverfronts, downtown plazas and parks, shopping streets and historic districts. Public spaces may be libraries, post offices or other civic building areas. Smaller, less central sites include neighborhood streets and parks, playgrounds, gardens, neighborhood squares and older suburban commercial centers.

Public-Private Partnerships - A collaborative arrangement between public and private entities in which resources and information are shared in order to serve a particular public purpose. Public-private partnerships specify joint rights and responsibilities and imply some

Purchase of Development Rights

The purchase of development rights (PDR) involves the voluntary sale by a landowner of the right to develop a property to a government agency or private nonprofit land trust. The land owner receives a cash payment in return of signing a legally binding agreement, a deed of easement that restricts the use of the land, usually in perpetuity to farming and open space. The land remains private property with no right of public access. State and local governments have relied primarily on the sale of bonds to finance the purchase of development rights.

The sale of development rights lowers the value of the farm for estate tax purposes, aiding in the transfer of the farm to the next generation. The price of the development rights is determined by an appraisal. Although future generations that farm a preserved farm will have development rights to sell, the farm will retain a value for farming, and the land can be sold to someone else to farm.

PDR and the purchase of conservation easement are the same thing. By convention, however, PDR refers to the purchase of a conservation easement by a government agency, whereas the acquisition of conservation easements is done by private land trusts. The PDR also tends to refer to the preservation of active farm and forestlands.

When development rights are purchased from several; contiguous farms, development can be more effectively directed away from the farming area, allowing farm owners to invest in their farms without complaints from non-farm neighbors.

sharing of risks, costs or assets, thereby allowing parties to effectively achieve common goals.

Purchase of Development Rights (PDR) - Programs through which local governments may purchase development rights and dedicate the land for conservation easements, protecting it as open space or agricultural areas.

Quality Growth - Well-planned development that protects open space and farmland, revitalizes communities, keeps housing affordable and provides more transportation choices.

Quality of Life - Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment

opportunities, medical facilities, cultural and recreational amenities, and public services.

Redevelopment - Reinvestment in older elements of a region – a historic structure, long-time residential community, brownfield, shopping center or main street – offers an opportunity to revitalize communities while preserving social and environmental values.

Redevelopment Plan – Enabled under Tennessee statute 13-20-205, a Redevelopment Plan is adopted to guide development and investment in a Redevelopment District. The Redevelopment Plan is a legal document that defines a specific geographic area for public/private investment and creates specific legal tools to assist in the redevelopment process. These tools include modifying land use controls, land assembly rights, and financial investment mechanisms such as TIF financing.

Referendum - A ballot measure challenging a legislative action by the city council or county board of commissioners. Referenda petitions must be filed before the action becomes final and may lead to an election on the matter.

Rehabilitation - In communities with a large stock of older housing or other structures that could lend themselves more easily to conversion into residential units, rehabilitation can be a very affordable and environmentally-friendly way to provide more housing, commercial areas and offices.

Residential - Land use that is primarily for houses, townhouses, apartments or other dwelling types.

Resource Efficiency - The efficient use of natural resources maximizes productivity while minimizing waste and environmental impact. For example, buildings that incorporate energy efficient technologies are typically more comfortable, have lower utility bills and have less impact on the environment. Resource efficiencies garnered through sensitive design, increased densities, integration of land uses and a balanced transportation system may improve air quality, reduce traffic congestion and save money.

Reverse Commute - A trip that is running in the opposite direction of the heaviest traffic. The reverse commute generally involves travel between employment locations in the outlying suburban areas and residence locations closer to the urban core of the metropolitan area.

Riparian Area -Vegetated ecosystems along a waterbody through which energy, materials, and water pass. Riparian areas characteristically have a high water table and are subject to periodic flooding.

Runoff - The water that flows off the surface of the land, ultimately into our streams and water bodies, without being absorbed into the soil.

Rural character - Rural character consists of qualities such as horse farms, lakes, pastures, farms, estates and undisturbed roadsides. Areas contain mature and natural

landscape with informal placement of trees and indigenous vegetation is characteristic of the area.

Scale - Urban designers typically emphasize the importance of human scale in successful environments. Considerations of human scale include building height and bulk regulations to ensure that new development and redevelopment efforts are pedestrian-oriented and compatible with the existing built environment.

Sediment and Erosion Control - Practices and processes that effectively protect the soil surface from the erosive force of rain, storm water runoff and, in some cases, wind. Higher rates of erosion and sediment loss typically accompany urban development. A variety of planning, design and engineering practices are used to minimize the negative impacts of erosion on urban streams.

Sedimentation - Build up of soils in streams and lakes via runoff from surrounding land, especially land cleared of vegetation.

Sense of Place - A feeling of attachment and belonging to a particular place or environment having a special character and familiarity.

Setback - A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Shared Parking - Parking area that is utilized by more than one business, development or property to minimize parking surfaces in an area. Shared parking works best when the various users have customers with parking needs at different times of the day.

Siltation - Process by which loose soil is transferred and builds up in streams, rivers, and lakes, causing changes in stream channels and in depth. It may result in filling in an area and/or causing flooding.

Site Plan -A scaled plan showing proposed uses and structures for a parcel of land. A site plan could also show the location of lot lines, the layout of buildings, open space, parking areas, landscape features, and utility lines.

Smart Growth - - Well-planned, environmentally-sensitive land development that protects open space and farmland, revitalizes communities, keeps housing affordable and provides more transportation choices.

Special Districts -Geographic areas in which fees or taxes are collected to fund investments or services benefiting properties within the district.

Sprawl -Development patterns where rural land is converted to urban/suburban uses more quickly than needed to house new residents and support new businesses, and people become more dependent on automobiles. Sprawl defines patterns of urban growth that includes large acreage of low-density residential development, rigid separation between residential and commercial uses, residential and commercial development in rural areas away from urban centers, minimal support

for non-motorized transportation methods, and a lack of integrated transportation and land use planning.

Stream Corridor -The area (containing wetlands, flood plains, woodlands, unique habitats, and steep slopes) which lies between relatively level uplands and stream banks and through which water, draining from the uplands, flows and is naturally cleansed and stored. Base flow for streams comes from ground water as springs and seeps.

Stream - A body of water flowing in a channel.

Streetscape -The space between the buildings on either side of a street that defines its character. The elements of a streetscape include -building frontage/façade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc.); signs; awnings; and street lighting.

Subdivision -A subdivision occurs as the result of dividing

Subdivision Rules and Regulations -Procedures, requirements, and provisions governing the subdivision of land that is specified in formal Rules and Regulations promulgated by a city or town.

Sustainable Development -Development with the goal of preserving environmental quality, natural resources and livability for present and future generations. Sustainable initiatives work to ensure efficient use of resources.

Taking - A taking occurs when a government action violates the 5th Amendment property rights of a landowner by taking a piece of property without offering fair compensation. "Takings" include physical acquisitions of land, and may include regulations that unduly deprive landowners of certain uses of their property or have the effect of diminishing the value of property.

Traditional Neighborhood Development

The term traditional neighborhood development (TND) describes the planning and urban design of pre- and early 20th-Century urban form built prior to the nation's reliance on the automobile.

The early forms of these neighborhoods are primarily streetcar and commuter rail suburbs. On a smaller scale they resemble traditional American small towns of the early 20th Century. More recent forms are primarily large master planned communities.

In general, TNDs consist of the following characteristics:

- Compact defined urban neighborhoods composed of compatible mix of uses and housing types
- Network of connected streets with sidewalks and trees for convenient and safe movement throughout the neighborhoods for all modes of transportation
- Focus on pedestrian over the automobile, while retaining automobile convenience
- Integrate parks and public spaces into each neighborhood
- Placement of important civic buildings and key sites to create landmarks and a strong sense of place

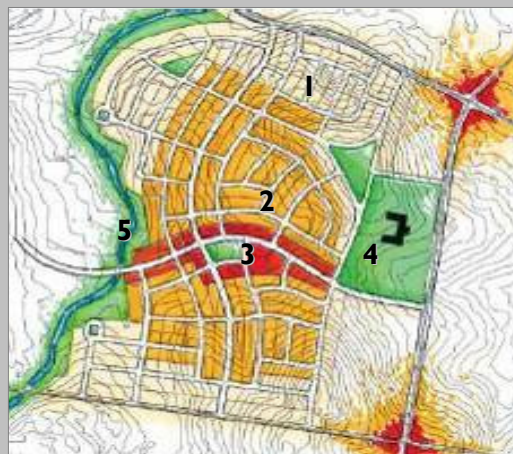
Traditional Neighborhood Development form:

(1) Lower-density residential, (2) Urban residential, (3) Mixed-use center, (4) Open Space & Civic Site and (5) Linear Park.

Instead of isolating uses from one another, traditional neighborhood development places emphasis on creating quality environments that are not left behind for the newest area next door. TNDs accommodate growth for a diverse array of lifestyles, incomes, and needs.

TNDs provide marketable and viable choices that will retain a sense of belonging and identity. The TND philosophy contends that an appropriate mix of uses, housing types, and strong design provide the backbone livable and sustainable neighborhoods.

TND concepts are key to the community's future as development moves south from Williamson County.



land into lots for sale or development.

Tax Increment Financing (TIF) -A program designed to leverage private investment for economic development projects in a manner that enhances the benefits accrued to the public interest. In many cases, TIFs are used in conjunction with a Redevelopment Plan to help guide public investment projects.

TEA-21 (Transportation Efficiency Act for the 21st Century) -Federal legislation that encompasses all transportation regulation and funding (Inter-modal Surface Transportation Efficiency Act was the original title).

Traditional Neighborhoods -Traditional neighborhood design is a development approach that reflects historic settlement patterns and town planning concepts such as gridded, narrow streets, reduced front and side setbacks, and an orientation of streets and neighborhoods around a pedestrian oriented "town center."

Traffic Calming - Street design measures that slow traffic down restrict the areas in which cars are allowed, and otherwise manage the flow of traffic to make other forms of transportation such as walking and bicycling more attractive and feasible options.

Traffic Signal Priority Systems - System of traffic controls in which buses are given an advantage over other general-purpose traffic by use of early or extended green time to avoid delays at intersections. Systems are sometimes combined with traffic signal preemption systems used by emergency vehicles.

Transfer of Development Rights -A system that assigns development rights to parcels of land and gives landowners the option of using those rights to develop or to sell their land. TDRs are used to promote conservation and protection of land by giving landowners the right to transfer the development rights of one parcel to another parcel. By selling development rights, a landowner gives up the right to develop his/her property, but the buyer could use the rights to develop another piece of land at a greater intensity than would otherwise be permitted.

Transit Nodes -Stops along a public transportation route where people board and disembark, often where one or more routes intersect with each other. These sites can provide ideal locations for mixed-use development as well as transit-oriented development.

Transit-Oriented Development (TOD) -The development of housing, commercial space, services, and job opportunities in close proximity to public transportation. Reduces dependency on cars and time spent in traffic, which protects the environment and can ease traffic congestion, as well as increasing opportunity by linking residents to jobs and services.

Transit-Supportive Development - A development pattern that reinforces the use of public transportation through efficient, pedestrian-oriented land use design and higher densities. The development, within walking distance of the transit station, center or stop, offers a variety of housing and commercial activities.

Transfer of Development Rights

Transfer of Development Rights (TDR) programs are typically instituted to preserve open space or ecologically sensitive areas, such as wetlands, agricultural or forest uses or historic buildings or landmarks. In each case, the purpose is to protect the underlying resource while compensating the owner of the resources for its use.

Detaching development rights from agricultural land means that such land cannot be developed or could only be developed at a very low intensity. When TDR is applied to historic buildings located in high-value areas, those buildings are preserved, because development pressure that would otherwise result in building's demolition and replacement is alleviated.

TDR features moving development potential from a property targeted for preservation to a property planned for development. The owner of the first property receives cash compensation from a developer or local government. The transfer of development rights (TDR) means that the development right can be moved to another site to develop that other property at a higher density than would normally be allowed.

The first step is for a local government to establish a TDR market. This includes identifying a sending area, from which TDRs will be sent, and a receiving area, where developers use the TDRs to build at a higher density. For farmland preservation purposes, after the development rights are transferred, the sending area is then restricted to farming.

The two leading TDR programs for preserving farmland are in Montgomery County, Maryland and in the New Jersey Pinelands. Purchase of development rights has been far more popular than TDRs, however, partly because of the controversy in identifying sending and receiving area.

Transportation Demand Management (TDM) - A transportation plan that coordinates many forms of transportation (car, bus, carpool, rapid transit, bicycle, walking, etc.) in order to distribute the traffic impacts of new development. Rather than emphasizing road expansion or construction (as does traditional transportation planning), TDM examines methods of increasing the efficiency of road use.

Upzone - To change the zoning of a tract or parcel of land from a lesser to greater intensity of usage. An example would be a change in zoning from single family to multi-family or mixed use.

Urban Growth Boundary - A boundary designating specific areas for development over a given period of time (e.g., as protected green space; it ensures that new development makes the most efficient use of available land and encourages more livable urban spaces

USGS (United States Geological Survey) - A federal agency which provides mapping of topography, aquifer levels and areas where aquifers are recharged.

Variance -The relaxation of requirements of a zoning district for a specific parcel or tract of land. Variances are often issued to avoid unnecessary hardships to a landowner.

Viewshed -A viewshed is the area visible from a point, a line, or a specific locality. Often defined as the landscape visible from a specific point, a viewshed can also consist of the sum total of the area covered by views along a road or trail, as well as the aggregate of the views visible from a specific area such as a park, city square, or natural feature. Equity is inherent in a process that protects access to views for all and prevents the privatization of scenery.

Walkability - Areas that are walkable and are safe, comfortable, interesting and accessible. They offer amenities such as wide sidewalks, attractive storefronts that face the sidewalk, shade, shelter and a sense of spatial enclosure provided through landscaping and streetscape elements. These areas are inviting to pedestrians for shopping, recreation and relaxation.

Watershed -The geographic area which drains into a specific body of water. A watershed may contain several sub-watersheds.

Wetlands -Area having specific hydric soil and water table characteristics supporting or capable of supporting wetlands vegetation.

Zoning Administrator - A planning department staff member responsible for hearing minor zoning permits.

Zoning -Classification of land in a community into different areas and districts. Zoning is a legislative process that regulates building dimensions, density, design, placement and use within each district.

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